

Real Estate.

Capitalization of Manhattan Island Choice Real Estate for Savers and Moderate Investors.

man passing, we dare not say with any of our friends, "I have read the article, in the Cass Realty Corporation's prospectus, and I am not at all surprised at it."

Although the Cass Realty Corporation has been conducting an investment business for four years, confined exclusively to choice Manhattan Island property, the exhaustive treatment of the question in this article is the first of the kind ever published in general public, and we are receiving letters from all over the country, and many inquiries from residents of this city regarding the subject.

The almost unanimous opinion of the press that Manhattan Island real estate is in all respects the best investment, and the most profitable, which is safe, and sound, has further fact that leading economic writers favor the wise capitalization of this property, in such form that savers and moderate investors may participate in its many advantages, has centred public attention upon the operations of the Cass Realty Corporation.

It is not surprising, therefore, that the Cass Realty Corporation has attracted the attention of the economists, who foresee the beneficent results which will flow from the restoration of the real estate of the city to the masses of the people, have written and interviewed us upon the subject, and the Corporation is receiving many kind words from the great forces of morality and civilization, and is being commended by the highest authorities in the country. By Charles V. Cass when founding this institution upon purely financial and investment lines.

It was his idea to make a financially sound and conservative investment for the masses of the people, and to do so in such a way that the investment would be safe, and sound, and safe, no jugglery of words to point out its certain profits; an investment which might be shared pro rata by the saver, by the moderate investor, and by the great masses of the people, whose means for investment are under one hundred thousand dollars; an investment which would be simple and easily understood by even the most inexperienced in financial and investment affairs. That he has succeeded in accomplishing this great purpose is apparent to all who have witnessed the progress and prosperity of the Cass Realty Corporation, and to all who hold shares in the same.

We print this advertisement this week, mainly for the purpose of extending the circulation of the real estate article in the "Evening Post," to which we have referred, and to all who are interested in the subject, and to all who are interested in real estate, and in the sociological question of population, growth, and government of great cities, to have no hesitation in sending us for a copy of the same.

WHAT THE PAPERS SAY.

"These chances of obtaining a fair return for their money, together with safe y, will do it to communicate with the 'Case Realty Corporation.'—The *Commercial and Financial Chronicle*, Nov. 22, 1950.

"The exceedingly valuable character of the stock of this company as an investment will be: at once apparent to the intelligent reader. We know of no other corporation in the United States that has the stock of the 'Case Realty Corporation.'—The *Mercantile and Financial Review*, Nov. 22, 1950.

"We heartily recommend the shares of the Case Realty Corporation as an investment without an equal."—*Financial and Commercial News*, Boston, Mass., Nov. 22, 1950.

"Up to Oct. 1 the permits issued show a cost of \$71,008,000 for new buildings (in New York city, \$68,494,418 for alterations, showing an investment of \$12,513,582 for the same). The value on the basis of all the permits issued for the value on of any except two of the counties of New York city for the year just ended, the value of this year will be as many permits issued as those of any one of the preceding years, which would mean a decline for investment in the country afforded in buildings."—*Evening Post*, Oct. 12, 1950.

"New York city real estate is esteemed the most profitable medium for investment in the country afforded."—*Evening Post*, Nov. 22, 1950.

"Over and over again the view has been presented in this column of the Tribune that the rehabilitation of New York city, while in some respects wonderful, has not been profitable to those who had the money to invest to effect such prodigious results."—*S. Y. Tribune*, Nov. 22, 1950.

"What to do with our hard-earned savings, that is the question. We can't help or profitably keep them in the bank, or in the stock market, or in the hands of a permanent man than road, solid, improved real estate on Long Island."—*Manhattan? course not!*—The *Church Bulletin*.

"One of the conspicuous facts in the history of New York city is the fact that the value of real estate values. This process has been continuing for many years. It is not a new thing. It has been received no severer test than the business panic of the year 1907. It has been a fact of the life of the city, a republican reality were then demonstrated completely. Almost alone of all the cities of the country, values in New York city have not fallen. They have risen here, and as soon as the heavy hand of panic was lifted, they rose again. The fact is that the city is to buy and building, which is simply shown in the impressive figures for the year just ended. One group of figures shows that the value of real estate in the city have come out of reality."—*Mail and Express*, Nov. 22, 1950.

"The business of this company merits the attention of every investor."—*Evening Post*, Nov. 22, 1950.

For those who are more directly interested in our own investment, we append our regular letter of information, which we send to applicants seeking particulars of our methods of doing business and the character of our investment.

This is an investment institution pure and simple; its sole investment being Manhattan real estate. This corporation was organized under the laws of the State of New York and has no restrictions of New York State law.

A Board of Directors, elected every twelve months by the shareholders, controls the affairs of the Corporation, and the management is supervised in all respects to comply with the laws of the State of New York.

The inducement offered to investors is the acquisition by them of ownership of valuable, choice real-estate bearing Manhattan Island REAL-estate. The ownership of this property gives to our shareholders not only the profits of the property, but also the right to share in the appreciation of value of the property. The guaranteed offer to investors is that their money is invested in MANHATTAN Island Improved REAL-estate, and that they will receive a return on their investment. The best of opinions of the day agree will prove more profitable in the future.

We have selected the most desirable, high-class, profitable and safe real-estate situated in the best parts of Manhattan Island.

The liability of an investor in the Case Bayside Corporation is nothing. The taxes are all paid by the Corporation, and the dividends are net, free from tax.

There are no fines, or dues, or fees, or penalties, whatever. This is in no sense a building and loan association, nor does it require any subscription.

We employ no agents to solicit business for this institution, and we pay no commissions to any one for securing subscribers.

No share has ever been sold except for cash, and that at 100 cents on the dollar. We will not accept other than cash payment for shares, and we will not issue shares until the full amount of the purchase price has been received. There will be no fractional shares of choice, well-selected Manhattan Island REAL-estate, and no

agments, in addition to the surplus amountable.

There are no losses of interest or dividends and common. Every shareholder on the level with every other shareholder, whether his or her investment be ten dollars or ten thousand dollars.

Persons having their money tied up in other ways will be assisted by us in effecting releases therefrom and a transfer to our shares.

There is no loss of accrued interest on other investments by transferring same to our shares.

Investments can be opened and carried on by mail with us, or a call, call in person.

Write freely to us for further information, or, better still, call upon us, if convenient, for printed matter and full particulars of all matters are not perfectly correct.

Yours very truly,

CASS REALTY CORPORATION,
209, 211, 213 East 23d St., N. Y.

\$10,000,000.

To loan on Bond and Mortgage, City property, at
4, 4 1/2, and 5 per cent.

Apply to JAS. L. LINBY & SONS, 89 Liberty St.
Telephone 1297 Cortlandt.

Real Estate for Sale - City.

BARGAINS.

NOTHING EVER OFFERED LIKE THIS BEFORE
FOR THE PRICE.

BEAUTIFUL

HOUSES need protection. A good neighborhood is frequently ruined by an objectionable structure of another kind. You not only ruin the neighborhood, but also your home in a place certain to remain permanently beautiful. You can buy an elegant modern house of wood or stone, trimmed in hard woods from basement to roof, to replace in 60 months on the estate of J. D. Lafferty, near Prospect Park, in the beautiful Twenty-ninth ward, from \$25,000 to \$25,000 less than asked for the same kind of house in the same neighborhood not so desirable. Right solid blocks of whole restricted houses are reserved exclusively for attractive homes. The Twenty-ninth ward is the best place to buy a home in New York.

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AT \$950 EACH
On prominent avenue near city square
CITIZENS' TRADING CO.
COLUMBIA, MISSOURI

EXTRAORDINARY bargains, country residences,
stock, dairy, fruit, poultry farms, sale, rent, ex-
change. **WILLIAM H. BROWN, Broadway.**

FARM—Large or small, far or near.
RUCKENSTEIN, APT. #2, S. 14th st.

HOME SEEKERS—Country home each day
for your own service. **PROVIDENT SAVINGS**
LOAN, 20 East 15th st.

Westchester Co. Property For Sale.

A FUTURE-ROSE PARK HILL.—Three charming
estates, every modern improvement, steam heat,
electric lights, open plumbing, etc., throughout; kiln-
dried lumber, stone, brick, tile, etc.; all new and
rent; splendid investment; tenant rent.
Call at 167 West 18th St. or 1 Broadway.

YONKERS—A handsome country seat, some 2 miles
from Columbia house, 14 rooms, every modern
convenience, about three acres of land, large
orchard, garden, stable and fruit trees, best
neighborhood convenient to station. For sale; price
\$10,000. **YONKERS, N. Y., or W. H. HOYT & CO.,**
Connecticut av., New York.

For Sale or To Let. **Westchester Co.**

ing, containing over 20 rooms, situated in a
thriving village, all complete with furniture and
every description, including live stock, carriages,
etc., for sale or lease. **DEANES & CO.,** 110
NORFOLK ST., NEW YORK.

FOR SALE ONLY—Widow offering at bargain
price two ash-shore residences, south side Staten Is-
land, one lower level sailing, Clatsop and 1
Louisville, Ky.

SOUTHERN PROPERTIES—Farm, timber tract,
etc., for sale or lease. Query, **FRANKLIN & ASS.**
are offering bargains and investment opportunities in
all Southern States.

SOUTHERN DEVELOPMENT CO., 5 West

For Sale or To Let—Country.

A SUBURBY PARK, N. J.—Desirable farm land
and boarding houses for rent. Late.

PARK, N. J.—Two-story house, barn, and
fence of the land well watered, plenty of fruit
and all in good condition. **J. H. V. STEIN.**

Pleasant Village, Penn.—See ad.

MADISON, N. J.—New desirable property for sale
on terms, including \$2,000 cash, rentals \$400
per month. **REYNOLDS, 305 Greenwich st.**

FROM THE CITY—Rent apartment for a family

PELIHAM MANOR—Pepinimimim, New Haven
is a very large house with improvements for
Purified sewer, water, gas, high ground.

JAMES F. STEIN, Peliham Manor.

Real Estate For Sale—States Island
STATES ISLAND—For sale, three-story brick and
frame residence, 11 rooms, central heating, gas
and electric, tile floors, tile fireplace, electric
lighting, magnificent view of bay, on beautiful dune,
3 minutes from beach, 10 minutes from ferry
house, 100 feet high, \$10,000, terms easy. Address
W. box 197 San Juan office.

50¢ WEEKLY—On Long Island, New York city, plus
market from Battery, all rents included; free
title.

M. S. BOONE, 30 West 124th st.

For Sale or To Let—Commercial.
COUNTRY HOME, 25 acres, 300 ft. land, good build-
ings, good house, good roads, good location, water,
fruit, and markets, 30 minutes' railroad and 15
minutes' drive from New York City, \$10,000, terms
advancing; also other acre, shore cottage, \$10.
ADMINISTRATOR, Springdale, New Canaan, Conn.

Real Estate Wanted.
FARMER, country residences, hotels, city and shore
places, wanted for cash, or city, Brooklyn, New
York, by residences, apartment houses, stores, flats.
J. TAYLOR, 20 West Broadway.